073.0	0002	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,348,400 / 1,348,400
					USE VALUE: 1,348,400 / 1,348,400
					ASSESSED: 1,348,400 / 1,348,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DURHAM JEREMY ADAM
Owner 2:	DURHAM ALICIA
Owner 3:	
Street 1:	66 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RIDGE 66 LLC -
Owner 2:	-
Street 1:	220 MAYNARD RD
Twn/City:	SUDBURY
St/Prov:	MA Cntry:
Postal:	01776

NARRATIVE DESCRIPTION

This parcel contains 13,123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 5125 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13123.000	778,400	400	569,600	1,348,400
Total Card	0.301	778,400	400	569,600	1,348,400
Total Parcel	0.301	778,400	400	569,600	1,348,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 263.13 | /Parcel: 263.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 46186

GIS Ref

GIS Ref

Insp Date 08/10/20

!6142!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	363,800	400	13,123.	569,600	933,800	933,800	Year End Roll	12/18/2019
2019	101	FV	281,500	400	13,123.	528,900	810,800	810,800	Year End Roll	1/3/2019
2018	101	FV	281,500	400	13,123.	528,900	810,800	810,800	Year End Roll	12/20/2017
2017	101	FV	281,500	400	13,123.	463,800	745,700	745,700	Year End Roll	1/3/2017
2016	101	FV	281,500	400	13,123.	423,100	705,000	705,000	Year End	1/4/2016
2015	101	FV	280,200	400	13,123.	374,300	654,900	654,900	Year End Roll	12/11/2014
2014	101	FV	280,200	400	13,123.	354,000	634,600	634,600	Year End Roll	12/16/2013
2013	101	FV	280,200	400	13,123.	336,900	617,500	617,500		12/13/2012

PRINT

Date	Time
12/10/20	20:57:00

LAST REV

Date	Time
12/07/20	15:07:55

mmcmakin

6142

USER DEFINED

Prior Id # 1:	46186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIDGE 66 LLC,	76160-27	1	11/13/2020		1,724,000	No	No		
HURLEY STEVEN M	73351-492	1	9/26/2019	Change>Sale	675,000	No	No		
HURLEY MARY/TRU	30277-243		6/10/1999	Convenience	1	No	No		On 02/12/2019, Mary A Hurley appointed Steven
HURLEY MARY A	27398-527		6/19/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2020	590	Heat App	17,000	C				
1/8/2020	43	Addition	217,000	O				
10/29/2019	1736	Inter-De	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2020	Meas/Inspect	DGM	D Mann
7/9/2020	Permit Visit	DGM	D Mann
10/9/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	189	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13123		Sq. Ft.	Site		0	70.	0.62	12									569,584						569,600	

Total AC/HA: 0.30126 | Total SF/SM: 13123 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 569,584 | Spl Credit | Total: 569,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1939	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	30.	%
Override:			%
	Total:	30.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.85489804
Const Adj.:	0.99890995
Adj $ / SQ:	106.746
Other Features:	139296
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1123282
Depreciation:	344848
Depreciated Total:	778434

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	3	HB	1				

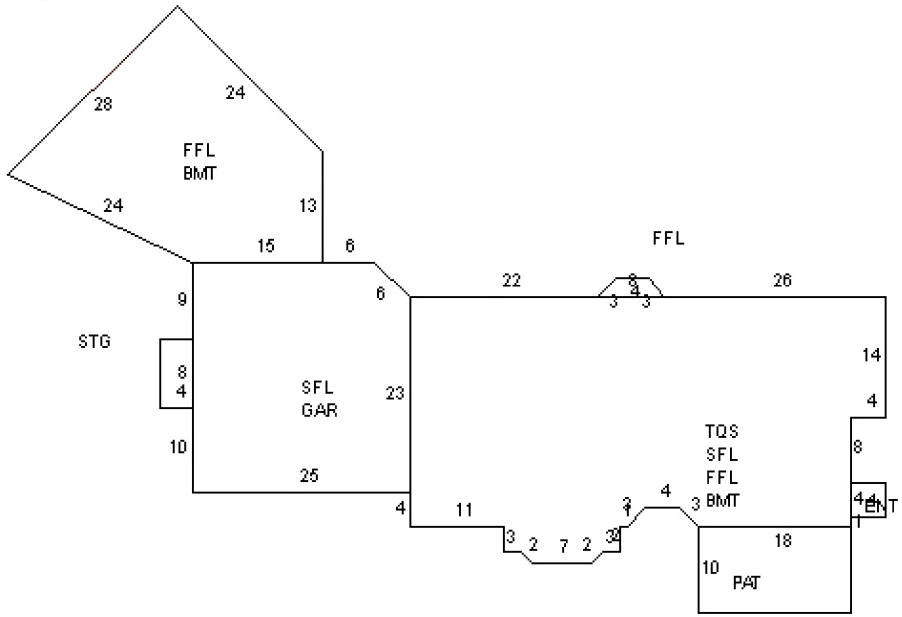
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.85
Special Features:	0	Val/Su Net:	95.19
Final Total:	778400	Val/Su SzAd	151.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,173	106.750	231,959
FFL	First Floor	2,164	106.750	230,998
BMT	Basement	2,151	32.020	68,883
TQS	3/4 Story	788	106.750	84,062
GAR	Garage	673	18.690	12,581
PAT	Patio	180	4.330	779
STG	Storage	32	12.240	392
ENT	ENTRY	16	26.370	422
	Net Sketched Area:	8,177	Total:	630,076

Size Ad	5124.5	Gross Are	8889	FinArea	5125

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	70				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X16	A	AV	1950	5.60	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400